



CITY OF MERCED

City Council Chamber
Merced Civic Center
678 W. 18th Street
Merced, CA 95340

Minutes Planning Commission

Wednesday, November 8, 2023

6:00 PM

A. CALL TO ORDER

Chairperson HARRIS called the Regular Meeting to order at 6:00 PM.

A.1. Moment of Silence

A.2. Pledge of Allegiance to the Flag

Vice Chair CAMPER led the Pledge of Allegiance to the Flag.

B. ROLL CALL

Clerk's Note: Commissioner GONZALEZ was absent, excused.

Present: 6 - Chairperson Michael Harris, Member Jose Delgadillo, Vice Chair Mary Camper, Member Yang Pao Thao, Member Walter Smith, and Member Emanuelle Ochoa

Absent: 1 - Member Anthony Gonzalez

C. ORAL COMMUNICATIONS

Speaker from the Audience

ANGELO STEVEN WHITE, Resident, Merced, CA

D. CONSENT CALENDAR

D.1 **SUBJECT:** Planning Commission Minutes of October 4, 2023

ACTION:

Approving and filing the Planning Commission Minutes of October 4, 2023

A motion was made by Member Ochoa, seconded by Member Thao and carried by the following vote, to approve the Consent Agenda.

Aye: 6 - Chairperson Harris
Member Delgadillo
Vice Chair Camper
Member Pao Thao
Member Smith
Member Ochoa

No: 0

Absent: 1 - Member Gonzalez

E. PUBLIC HEARINGS AND ACTION ITEMS

E.1

SUBJECT: General Plan Amendment #17-02 and Site Utilization Plan Revision #12 to Planned Development (P-D) #42, initiated by Benchmark Engineering, on behalf of Bellevue Merced, LLC, Baxter Ranches, LLC, and Stonefield Home, Inc. The General Plan Amendment and Site Utilization Plan Revision would amend the land use designation for approximately 238.86 acres of land within the Bellevue Ranch Master Development Plan (BRMDP) area. The Site Utilization Plan Revision would also amend Table 6.1 of the BRMDP related to required roadway improvements and the timing of said improvements. This property is generally bounded by the City Limit line to the north, Cardella Road and existing urban development to the south, G Street to the east, and a mix of agricultural and urban uses to the west**PUBLIC HEARING**

ACTION:

PLANNING COMMISSION:

Recommendation to City Council

- 1) Environmental Review #17-07 (*Addendum to General Plan EIR*)
- 2) General Plan Amendment #17-02
- 3) Site Utilization Plan Revision #12 to Planned

Development (P-D)

#42

CITY COUNCIL:

Approve/Disapprove/Modify

- 1) Environmental Review #17-07 (*Addendum to General Plan EIR*)
- 2) General Plan Amendment #17-02
- 3) Site Utilization Plan Revision #12 to Planned

Development (P-D)

#42

SUMMARY

This is a request to amend the General Plan and Site Utilization Plan land use designations for approximately 239 acres of land within the Bellevue Ranch Master Development Plan (BRMDP) area including Villages 19A and 19B, 21, 22A and 22B, R Street Multi-Family, 25, 26, 28A, 28B, 30, a portion of Lot J, 34A, 34B, 35A, and 35B. The Site Utilization Plan Revision also includes amendments to Table 6.1 of the BRMDP related to required roadway improvements and the timing of said improvements. The proposed changes are a result of biological (wetland)

areas being identified within the BRMDP area that preclude development within those specific areas. The proposed land use changes would allow the development of housing, including a percentage of affordable housing, in areas not currently designated for residential use. The land use changes also include changes in density for some areas currently designated for residential uses.

RECOMMENDATION

Planning staff recommends that the Planning Commission recommend approval to the City Council of Environmental Review #17-07 (*Addendum to the General Plan EIR*), General Plan Amendment #17-02, and Site Utilization Plan Revision # 12 to Planned Development (P-D) #42 (including the adoption of the Draft Resolution at Attachment A of Planning Commission Staff Report #23-979) subject to the conditions in Exhibit A and the findings/considerations in Exhibit B of the Draft Resolution.

Acting Planning Manager NELSON reviewed the report on this item. For further information, refer to Staff Report #23-979.

Public Testimony was opened at 6:38 PM.

Staff received 2 emails in opposition from ASHLEY MARIE SUAREZ and PATRICIA LEWIS. These emails were provided to the Planning Commission via email prior to the meeting and posted to the City's website.

Speaker from the Audience in Favor

RICK MUMMERT, Benchmark Engineering, Inc, On Behalf of the Applicant, Escalon, CA

There were no speakers in opposition to the project.

Public Testimony was closed at 6:44 PM.

A motion was made by Member Delgadillo, seconded by Vice Chair Camper and carried by the following vote, to recommend to City Council the adoption of an Addendum to the Merced Vision 2030 General Plan Environmental Impact Report (Environmental Review #17-07) and the approval of General Plan Amendment #17-02 and Site Utilization Plan Revision #12 to Planned Development #42, subject to the Findings and sixteen (16) Conditions set forth in Staff Report #23-979 (RESOLUTION #4125).

Aye: 6 - Chairperson Harris
Member Delgadillo
Vice Chair Camper
Member Pao Thao
Member Smith
Member Ochoa

No: 0

Absent: 1 - Member Gonzalez

E.2

SUBJECT: Cancellation of November 22, 2023, Planning Commission Meeting due to the holidays

ACTION:

Cancel the Planning Commission Meeting of November 22, 2023

A motion was made by Vice Chair Camper, seconded by Member Ochoa and carried by the following vote, to cancel the Planning Commission meeting of November 22, 2023 due to the holiday.

Aye: 6 - Chairperson Harris
Member Delgadillo
Vice Chair Camper
Member Pao Thao
Member Smith
Member Ochoa

No: 0

Absent: 1 - Member Gonzalez

F. INFORMATION ITEMS

F.1

SUBJECT: Report by Acting City Manager of Upcoming Agenda Items

ACTION

Information only.

Acting City Manager MCBRIDE went over items for the next several Planning Commission meetings.

F.2

SUBJECT: Calendar of Meetings/Events

Nov	6	City Council, 6:00 p.m.
	8	Planning Commission, 6:00 p.m.
	20	City Council, 6:00 p.m.
	22	Planning Commission, 6:00 p.m. (To be cancelled)
Dec	4	City Council, 6:00 p.m.
	6	Planning Commission, 6:00 p.m.
	12	Bicycle and Pedestrian Advisory Committee, 4:00 p.m.
	18	City Council, 6:00 p.m.
	20	Planning Commission, 6:00 p.m.

G. ADJOURNMENT

Clerk's Note: The Regular Meeting adjourned at 6:53 PM.

A motion was made by Member Thao, seconded by Member Ochoa and carried by the following vote, to adjourn the Regular Meeting.

Aye: 6 - Chairperson Harris
Member Delgadillo
Vice Chair Camper
Member Pao Thao
Member Smith
Member Ochoa

No: 0

Absent: 1 - Member Gonzalez

BY:

A handwritten signature in blue ink, appearing to read 'Scott McBride', with a stylized, cursive script.

SCOTT MCBRIDE, SECRETARY
MERCED CITY PLANNING COMMISSION

APPROVED:

A handwritten signature in blue ink, appearing to read 'Michael Harris', with a stylized, cursive script.

MICHAEL HARRIS, CHAIRPERSON
MERCED CITY PLANNING COMMISSION